

75 Spring Road, Letchworth Garden City
DESIGN ACCESS STATEMENT



PicklePlanning

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1.0 Introduction

The design & access statement has been prepared by PicklePlanning, in support of full planning application [PP-13684556](#) for the following: **Householder Planning Permission in a Conservation area – New single casement windows to front and rear gable walls, new conservation grade roof windows to north, south and west pitches and glazed dormer to south west valley to give access to loft conversion.**

This application is being made on behalf of the property owner of 75 Spring Road, Letchworth – Mr Paul Wilde.

2.0 Site and Existing Building

The site is located towards the Southern end of Spring Road, the plot situated just south of Parker Close and opposite St Francis College.

The Original building is part of an early phase of Letchworth's development, forming what appears to be the second phase of the housing construction to Spring Road. This site situated on what was once the Herts CC Secondary playing field.

This part of Letchworth was constructed at some point after 1929, as indicated on historical mapping.

The property is of masonry construction, with a roughcast finish and painted white. The roof is tiled with single lap plain tiles.

Existing windows are white UPVC casements, with Georgian bar and painted stone or concrete sills.

A garage is positioned to the South elevation, and set back from the primary front wall.

Several alterations have been made over the years, most recently a single storey infill extension to the rear featuring a roof lantern and a catslide roof infilling the south west corner.



3.0 Proposal

This application proposes alterations to facilitate the conversion of the existing loft space, these include the insertion of 2 new single casement windows to the front and rear gable end walls, new conservation grade rooflights to the north, south and west roof pitches and the insertion of a glazed dormer within the south west facing valley.

The dormer (the main feature of this application) is designed to complement the existing single storey infill extension, that features a triangular infill window beneath a catslide roof from the main eaves line. This dormer is to be clad in anthracite finished metal cladding (cloaking of the frames) and with be topped with a black EPDM flat roof membrane.

The aim being to add additional natural light to the new 2nd and existing first floor landings.

The dormer is designed to be subservient to the main roof, only being visible from the rear and south elevations, only the north facing rooflight will be visible from a public road.



2 Rear View - Existing
@A3



1 Rear View - Proposed A
@A3

4.0 Heritage Foundation

A Letchworth Garden City Heritage Foundation application has been made for this development, any suggested alterations will be communicated to the relevant case officer.